103.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,800 / 820,800
					USE VALUE:	820,800 / 820,800
					ASSESSED:	820,800 / 820,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ARROWHEAD LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKE CHARLES H & JEAN A
Owner 2:	
Owner 3:	
Street 1:	7 ARROWHEAD LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .28 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12180.000	271,000		549,800	820,800
Total Card	0.280	271,000		549,800	820,800
Total Parcel	0.280	271,000		549,800	820,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.22 /Parcel: 422.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66494

GIS Ref

GIS Ref

Insp Date 09/13/18

!8226!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	271,000	0	12,180.	549,800	820,800		Year end	12/23/2021
2021	101	FV	261,100	0	12,180.	549,800	810,900		Year End Roll	12/10/2020
2020	101	FV	261,200	0	12,180.	549,800	811,000	811,000	Year End Roll	12/18/2019
2019	101	FV	217,000	0	12,180.	549,800	766,800	766,800	Year End Roll	1/3/2019
2018	101	FV	217,900	0	12,180.	471,200	689,100	689,100	Year End Roll	12/20/2017
2017	101	FV	217,900	0	12,180.	439,800	657,700	657,700	Year End Roll	1/3/2017
2016	101	FV	217,900	0	12,180.	377,000	594,900	594,900	Year End	1/4/2016
2015	101	FV	216,800	0	12,180.	337,700	554,500	554,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:57:26

LAST REV

Date	Time
10/01/18	15:09:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8226

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8279-6		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	66494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
6/1/2009	Measured	189	PATRIOT
10/22/1999	Meas/Inspect	263	PATRIOT
9/4/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12180		Sq. Ft.	Site		0	70.	0.64	4									549,782						549,800	

Total AC/HA:	0.27961	Total SF/SM:	12180	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	549,782	Spl Credit		Total:	549,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332876
Depreciation:	61915
Depreciated Total:	270961

COMMENTS

643-7174.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB 1

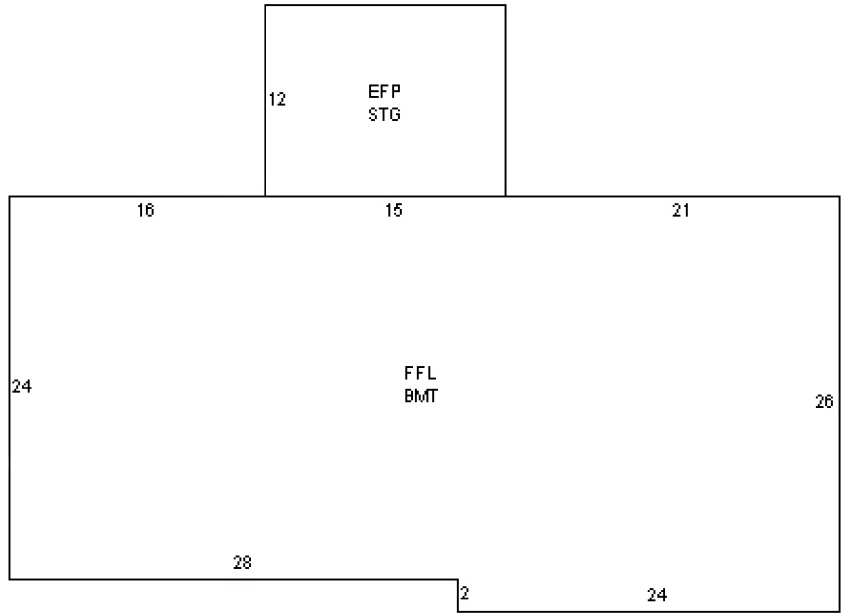
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.65
Special Features:	0	Val/Su Net:	91.80
Final Total:	271000	Val/Su SzAd	209.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,296	53.130	68,851
FFL	First Floor	1,296	133.650	173,210
EFP	Enclos Porch	180	41.930	7,547
STG	Storage	180	7.040	1,267

Net Sketched Area:	2,952			Total:	250,875
Size Ad	1296	Gross Area	2952	FinArea	1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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